

Langage Energy Park

Plympton, Plymouth, Devon, PL7 5AW

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Location

Langage Business Park is located just off the A38 to the east of Plymouth. Plymouth is the largest commercial centre in the South West after Bristol and has a current population of 263,070 people.

CONNECTIVITY

ROAD

The A30 and A38 dual carriageways run to the north and south of Dartmoor respectively and are the main access routes to Plymouth from Junction 31 of the M5 motorway at Exeter.

RAIL

There are direct rail services from Plymouth to London Paddington (3 hours 10 minutes), Birmingham New Street (3 hours 29 minutes), Bristol Temple Meads (1 hour 57 minutes) and Exeter (57 minutes)

PORTS

The port of Plymouth is home to Brittany Ferries who provide regular services to France and Spain. The port also handles 80,000 tonnes of cargo each year, as well as being the biggest naval base in Western Europe.





TRAVEL TIMES FROM LANGAGE

PLACE	TRAVEL	DURATION
Exeter Airport	A38 by car	45 mins
Exeter City Centre	A38 by car	46 mins
Torquay	A38 by car	49 mins
Newquay Airport	A38 by car	1 hour 12 mins
Bristol City Centre	A38/M5 by car	2 hours 9 mins
London Paddington	Train from Plymouth	3 hours 10 mins





Situation

Langage Energy Park is positioned to the eastern end of Langage Business Park and is accessed directly from Holland Road which links to the B3416 providing access to the A38 at the Deep Lane junction. The site is arranged into various plots with Plot 3 being on the corner of Holland Road fronting the entrance to the power station. Plots 1, 2 and 5 are north of Holland Road.



Description

Plot 3 has planning permission for the construction of three industrial units under application reference 0015/20/ARM. Unit 1 is 1,116 sq m (12,013 sq ft), Unit 2 is 930 sq m (10,011 sq ft) and Unit 3 is 924 sq m (9,946 sq ft) with a 1,700 sq m (18,299 sq ft) yard.

A planning application will soon be lodged for Plots 1, 2 and 5 and this will total 11,148 sqm (120,000 sq ft) of industrial space ranging in size from 93 sq m (1,000 sq ft) upwards. Given the units are not yet built, there is flexibility on the size and, therefore, we can accommodate prospective occupiers' requirements.

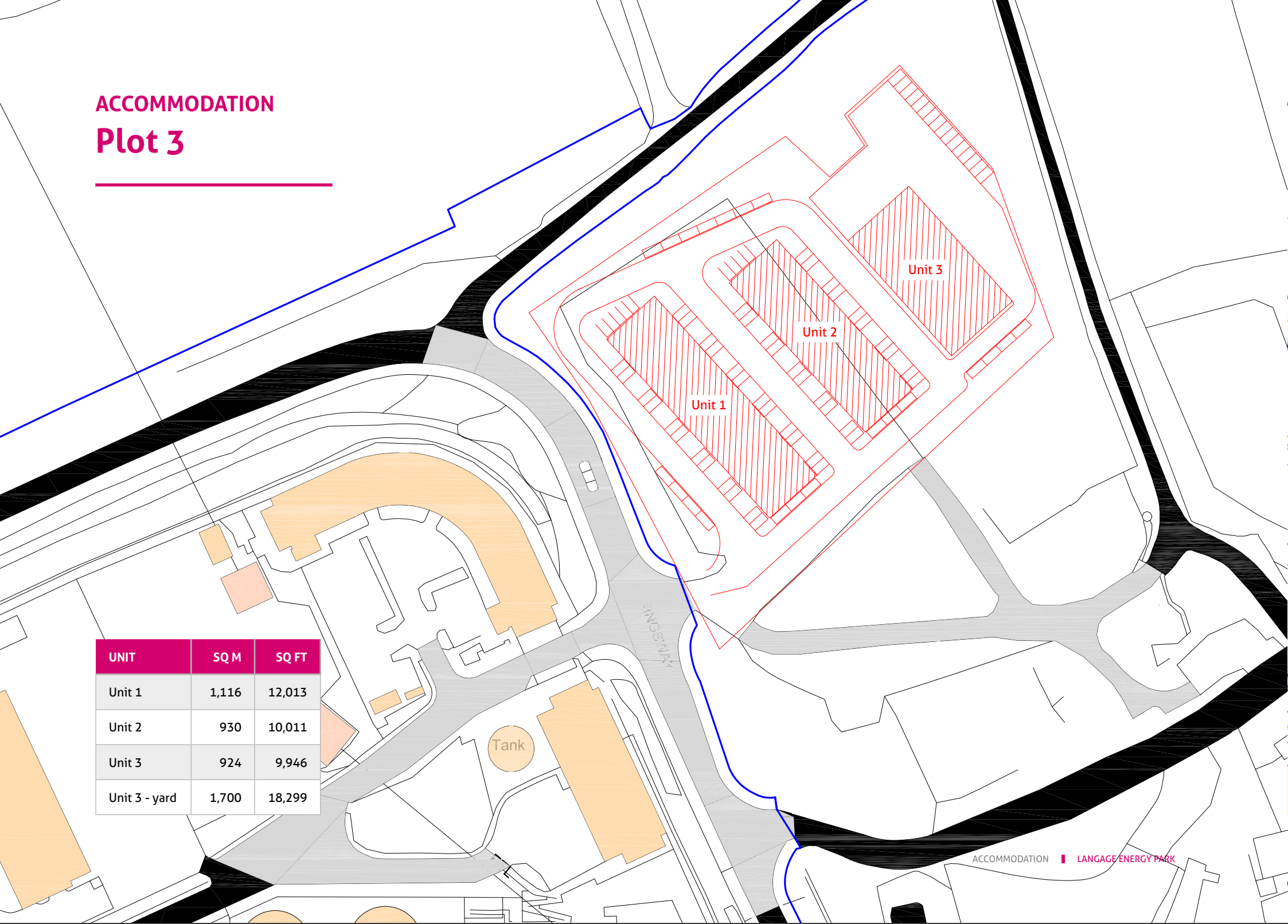
PLANNING USE CLASS



ACCOMMODATION

Plot 3

UNIT	SQ M	SQ FT
Unit 1	1,116	12,013
Unit 2	930	10,011
Unit 3	924	9,946
Unit 3 - yard	1,700	18,299





ACCOMMODATION

Plots 1, 2 & 5

UNIT	SQ M	SQ FT
A	570	6,130
B	950	10,220
C	760	8,180
D	460	4,950
E	950	10,220
F	950	10,220
G	440	4,735
H	880	9,470
I	1,080	11,620
J	2,000	21,520
K	445	4,790
L	445	4,790
M	2,290	24,640
N	340	3,660
TOTAL	12,900	135,150



For further information contact



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SPECIFICATION:

The units will be finished to a shell specification but additional fit out requirements for occupiers can be included at an additional cost, if required.

PLANNING:

The units benefit from B1, B2 and B8 use.

TENURE:

The properties will be available for sale by way of a new 999 year lease, subject to a ground rent of £10 per annum. Alternatively, the units will be available to lease on Full Repairing and Insuring leases, terms to be agreed.

SERVICES:

Mains electricity, telecoms, water, drainage will be connected to the property ready for occupiers to install their meters. There is a provision of discounted hot water, high pressure gas and electricity from the adjacent power station and green energy from the adjoining solar park. Within the energy park, a district heating / chilled water system could be provided utilising the services from the power station. Given the proximity to the power station a 20MW electricity supply is available for high energy users.

PRICE:

Prices will range from £130 per sq ft for the larger units and £155 per sq ft for the smaller units. The yard will be £10 per sq ft. Please enquire for further information.

RENT:

Rents will range from £8.50 per sq ft for the larger units and £10 per sq ft for the smaller units. The yard will be £1 per sq ft. Please enquire for further information.

SERVICE CHARGE:

A service charge will be levied for the upkeep and maintenance of the common areas on the estate.

BUSINESS RATES:

The rateable values of the properties will be assessed once they are constructed.

LEGAL FEES:

Each party to be responsible for their own legal fees incurred in relation to the transaction.

VAT:

Figures quoted are exclusive of VAT where applicable.

EPC / MEES:

EPCs will be obtained once the units are completed.

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